

PROPOSED AMENDMENT TO THE JANUARY 28, 2008 SECTION 108 LOAN APPLICATION STATEMENT OF OBJECTIVES AND USE OF FUNDS

It is proposed to amend the Statement of Objectives and Use of Funds of the January 28, 2008 Section 108 Loan Application to the Department of Housing and Urban Development to include a project to rehabilitate the Town of Clifton Old and Historic Town Hall, located within the Town of Clifton Historic District. The proposed amendment language appears below.

Projected Use of Funds

Fairfax County requests \$8,350,000 in a Section 108 loan to be repaid over a 20 year period using current and future Community Development Block Grant funds. The funds will be used for three projects:

- 1) \$2,050,000 for Olley Glen, a senior independent living facility, and
- 2) \$6,000,000 for other affordable housing projects funded through the County's Affordable Housing Partnership Program (AHPP)
- 3) \$300,000 for the rehabilitation of the Clifton Old Town hall, a building that has been recognized by the National Park Services as a contributing structure to the Clifton National Historic District.

3) Town of Clifton Old Town Hall Rehabilitation Project

\$300,000 of the proceeds will be used to rehabilitate the existing Town of Clifton Old Town Hall building, located at 12638-40 Chapel Road in the Clifton, Virginia Historic District for use as community meeting space. The existing building contains approximately 735 square feet of finished interior space.

The Clifton Old Town Hall building is recognized by the National Parks Service as a contributing historic structure to the Clifton, Virginia National Historic District.

The Clifton Old Town Hall was constructed as a two story frame and weatherboard building with a standing seam metal roof circa 1905. The seamed roof treatment is repeated on the front porch, which is supported by undecorated columns. The Town of Clifton purchased and renovated the Old Town Hall in 1974-1975 for civic and community uses.

The rehabilitation plan for the Clifton Old Town Hall includes: painting the exterior in appropriately historic colors; replacing the existing standing seam metal roof; replacing the deteriorated foundation sill and reframing damaged structure as needed on the exterior.

The plan also includes rehabilitation of the first floor interior space and may include demolishing walls and constructing new interior partitions; repairing damaged dry wall; refinishing the existing oak flooring and installing new energy efficient windows

As part of the comprehensive rehabilitation project, a 342 square foot addition to the rear of the building may be added over the existing first floor space to increase the availability of community meeting space.

A building expansion of 730 square feet may also be included to connect to the first floor rear portion of the building to further increase the amount of available public meeting space. This space will also contain an accessible bathroom facility that will meet ADA and Section 504 accessibility standards.

Exterior site work to be completed as part of this rehabilitation project may include re-grading the area around the building foundation to eliminate the potential for water to damage the building foundation; construction of a new well and the construction of a parking area adjacent to the building. Additionally, a new accessible entrance to the building may be constructed as part of the new rear addition, with construction of an ADA and Section 504 compliant ramp system, leading to the entrance of the new addition.

The project is eligible under 24 CFR Part 570.703:

(l) Acquisition, construction, rehabilitation or historic preservation, or installation of public facilities (except for buildings for the general conduct of government) to the extent eligible under Sec 570.201 (c), including public streets, sidewalks, other site improvements and public utilities, and remediation of known or suspected environmental contamination in conjunction with these activities.

The Clifton project will meet the national objectives of serving low and moderate income persons and eliminating blight on a spot basis.

The following falls under the low and moderate income limited clientele benefit at 24 CFR Part 570.208(a)(2)(ii), which allows for a special project directed to removal of architectural barriers which restrict the mobility and accessibility of elderly or severely disabled persons (as defined by the Bureau of the Census' Current Population Reports) to publicly owned facilities: Additional space of approximately 730 square feet will be constructed to accommodate meeting space, which will allow for construction of an accessible bathroom facility that will meet American with Disabilities Act (ADA) and Section 504 accessibility requirements. A new accessible building entrance may be constructed as part of the rear addition, with construction of an ADA-and –Section 504-compliant ramp system, leading to the entrance of the new addition.

Regarding the blight on a spot basis objective 24 CFR Part 570.208(b)(2), the specific condition of blight or physical decay to be treated and the blight removal activities to be undertaken include: replacement of deteriorated wood siding, trim and fascia;

replacement of existing roof; replacement of deteriorated foundation sill and framing as needed; re-grading the area surrounding the building foundation to eliminate the potential for water to damage the building foundation; and the construction of a new well to provide a water source for the building.